



CITY APPOINTEES
MARY SHARP, VICE CHAIR
SCOTT FLEMING
MARGARET PRITCHARD
JAMES TOLES
ALFRED WASHINGTON

MEMPHIS AND SHELBY COUNTY LAND USE CONTROL BOARD

EST. 1922 AS MEMPHIS PLANNING COMMISSION - REORGANIZED IN 1976

JOSH WHITEHEAD, AICP, SECRETARY

CITY HALL - 125 N. MAIN ST., STE. 469 - MEMPHIS, TENNESSEE 38103 - (901) 576-6601



COUNTY APPOINTEES
JON MCCREERY, CHAIR
ROBERT NORCROSS
DESIREE LYLES WALLACE
LISA WILBANKS

MINUTES March 10, 2016

Meeting Attendance

LUCB Board Members

OFFICERS/MEMBERS	NAME	PRESENT	ABSENT
Chairman	Jon McCreery	X	
Vice Chairperson	Mary Sharp	X	
Member	Scott Fleming	X	
Member	Desiree Lyles Wallace	X	
Member	Robert Norcross	X	
Member	Margaret Pritchard	X	
Member	James Toles	X	
Member	Alfred Washington	X	
Member	Lisa Wilbanks	X	
Alternate Member	Tim Rainey		X

Call to Order and Roll Call

Chairman McCreery called the meeting to order at 10:00 a.m. Josh Whitehead called the roll. There was a quorum.

LUCB Staff: Calvin Abram, Brian Bacchus, Gene Burse, Don Jones, and Norman Saliba.

Others Present: David Bray

Chairman's Opening Remarks

Chairman McCreery read the General Order of the Public Hearing proceedings and the Conflict of Interest Statement.

Approval of Minutes: February 11, 2016

Board Member Wilbanks made a motion to approve Minutes of February 11, 2016. The motion was seconded by Board Member Pritchard. The motion passed unanimously.

Secretary's Report

Josh Whitehead noted, since there was not an Executive Session earlier, the Agenda Items approved on the Consent Agenda which were Items 2, 3, 4 and Items 5 and 6 placed on a 30-day Hold. He also noted that Agenda Item 5 would possibly get pulled as a Consent Agenda Item to be discussed and reviewed by the Board.

General Order of Public Hearing

Chairman McCreery explained the procedure for hearing the applications; staff presentation for the application; applicant comments; comments from the public; time limits; rebuttal; and the LUCB's discussion and action. Chairman McCreery also explained the procedure for hearing the Consent Agenda Items. He then introduced Board Member Lisa Wilbanks to be the Subdivision Chair and to read the Consent Agenda Items. The Consent Agenda Items were 2, 3, 4, 5 and 6.

Consent Agenda (Items 2, 3, 4, 5 and 6)

- 2. CASE NUMBER:** SR 16-02
DEVELOPMENT NAME: RAINES BUSINESS CENTER PLANNED DEV.
PROJECT LOCATION: South Side of Raines Rd., 289ft. East of Clarke Rd.
Request: Revocation of PD (Phase 2) final plat that dedicated a private drainage easement at the southeast corner of Raines and Clarke.
Staff's Recommendation: Approval with (1) one Conditions
- 3. CASE NUMBER:** SAC 16-04
PROJECT NAME: PATTERSON FLATS
PROJECT LOCATION: South side of Butler Avenue approximately 220' east of the centerline of Abel Street.
Request: Closure of Bledsoe Alley, south of Butler and north of GE Patterson (companion case: Patterson Flats, BOA 16-07).
Staff's Recommendation: Approval with Conditions
- 4. CASE NUMBER:** SAC 16-05
PROJECT NAME: LAURY STREET CLOSURE
PROJECT LOCATION: South side of Melinda Avenue; +/-330.16 feet east of Wells Station Road.
Request: Closure of paper street (Laury St.) public right-of-way 50' in width and 125' in length on Wells Station Elementary campus, south side of Melinda, +/-273' east of Wells Station Rd.
Staff's Recommendation: Approval with Conditions
- 5. CASE NUMBER:** PD 05-337
DEVELOPMENT NAME: FIELDSTONE PLANNED DEVELOPMENT, PARCEL C
PROJECT LOCATION: Generally located on the south side of Players Club Parkway, +/- 262 feet west of Hacks Cross Road.
Request: A Major Modification Application to combine two approved buildings into one building and Site Plan Review under Condition IX of the Planned Development.
Staff's Recommendation: 30 Day Hold.
- 6. CASE NUMBER:** PD 12-304

DEVELOPMENT NAME: Tournament Center PD, Areas B-1, and C-1
PROJECT LOCATION: Southside of Tournament Drive; +/- 2,160' west of Hacks Cross Rd
Request: Modification to the Concept Plan and Conditions to allow attached residential units in Areas B-1 and C-1 of the Tournament Center Planned Development.
Staff's Recommendation: 30 Day Hold.

Chairman McCreery asked if there were any items needed to be removed/pulled for discussion. Agenda Item 5 was requested to be pulled. He then asked for a motion to approve Consent Agenda Items 2, 3, 4, and 6. Board Member Wilbanks made a motion to approve Consent Agenda Items 2, 3, 4, and 6 in agreement with staff's recommendations. The motion was seconded by Board Member Pritchard. The motion passed unanimously.

REGULAR AGENDA ITEMS:

Chairman McCreery introduced Board Member Pritchard who would serve as Zoning Chair and she then called the first case.

Item 5: CASE #: PD 05-337 **FIELDSTONE PLANNED DEVELOPMENT, PARCEL C**
Request: A Major Modification Application to combine two approved buildings into one building and Site Plan Review under Condition IX of the Planned Development.
Location: Generally located on the south side of Players Club Parkway, +/- 262 feet west of Hacks Cross Road
Applicant: Taylor'ed Gymnastics (Britney Taylor)
Applicant Representative: The Bray Firm – David Bray, 2950 Stage Plaza, Memphis, TN 38127.
Staff's Recommendation: HOLD
 *Board Member Toles recused himself from this Agenda Item.

Chairman McCreery asked if the Board could hear a synopsis of the case instead of a Staff Report presentation.

Josh Whitehead gave a brief update and the oversight of how the case was placed on the agenda. He noted that the Notices were mailed but the applicant failed to post "Public Notice" signage of the public meeting 10 days prior to the meeting at the site. Also, staff noted there was opposition with the case and the property owners were told the case would be "Held" since the applicant was not in compliance UDC "Public Notice" of signage posting.

MOTION: Hold for 30 Days
MADE BY: Pritchard
SECOND: Sharp
AYES: Fleming, Lyles-Wallace, McCreery, Norcross, Pritchard, Sharp, Toles, and Wilbanks

Item 5 – APPROVED FOR 30 HOLD

ADJOURNMENT:

There being no further business, the meeting there upon was adjourned.

MINUTES APPROVED: APR 14 2016

X
CHAIRMAN

SECRETARY